018.0	0006	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	953,200 / 953,200
					USE VALUE:	953,200 / 953,200
					ASSESSED:	953,200 / 953,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COHEN SCOTT J & ANDRIA M
Owner 2:	
Owner 3:	
Street 1:	69 PRINCETON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 2512 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6422.000	432,400		520,800	953,200
Total Card	0.147	432,400		520,800	953,200
Total Parcel	0.147	432,400		520,800	953,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.46 | /Parcel: 379.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 13130
GIS Ref
GIS Ref
Insp Date 12/08/17

!1561!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0006-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	432,400	0	6,422.	520,800	953,200		Year end	12/23/2021
2021	101	FV	419,500	0	6,422.	520,800	940,300		Year End Roll	12/10/2020
2020	101	FV	419,500	0	6,422.	520,800	940,300	940,300	Year End Roll	12/18/2019
2019	101	FV	315,200	0	6,422.	673,900	989,100	989,100	Year End Roll	1/3/2019
2018	101	FV	315,200	0	6,422.	428,900	744,100	744,100	Year End Roll	12/20/2017
2017	101	FV	315,200	0	6,422.	392,100	707,300	707,300	Year End Roll	1/3/2017
2016	101	FV	315,200	0	6,422.	318,600	633,800	633,800	Year End	1/4/2016
2015	101	FV	307,600	0	6,422.	318,600	626,200	626,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1561

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CATE ROBERT S &	1206-134		6/18/1999		371,500	No	No		
	913-155		11/1/1978		53,000	No	No		A

PRINT

Date	Time
12/29/21	20:11:14

LAST REV

Date	Time
01/25/18	15:11:39
apro	

USER DEFINED

Prior Id # 1:	13130
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2006	664	Dormers	21,000	C		G8	GR FY08	BDRM DRMR W/BTH
5/24/2002	445	Addition	60,000	C		G4	GR FY04	12X24 ADDITION/BAS
8/3/2000	614	Re-Roof	10,000	C				REROOF/RESIDE/DEMO

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2017	Inspected	PH	Patrick H
11/17/2017	MEAS&NOTICE	BS	Barbara S
2/3/2009	Meas/Inspect	189	PATRIOT
9/4/2008	External Ins	BR	B Rossignol
11/24/2006	Permit Visit	BR	B Rossignol
12/8/1999	Inspected	264	PATRIOT
10/12/1999	Measured	264	PATRIOT
8/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6422		Sq. Ft.	Site		0	85.	0.95	2									520,760						520,800	

Total AC/HA:	0.14743	Total SF/SM:	6422	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	520,760	Spl Credit		Total:	520,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12339950
Const Adj.:	0.99792004
Adj $ / SQ:	145.738
Other Features:	105381
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	531211
Depreciation:	98805
Depreciated Total:	432406

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

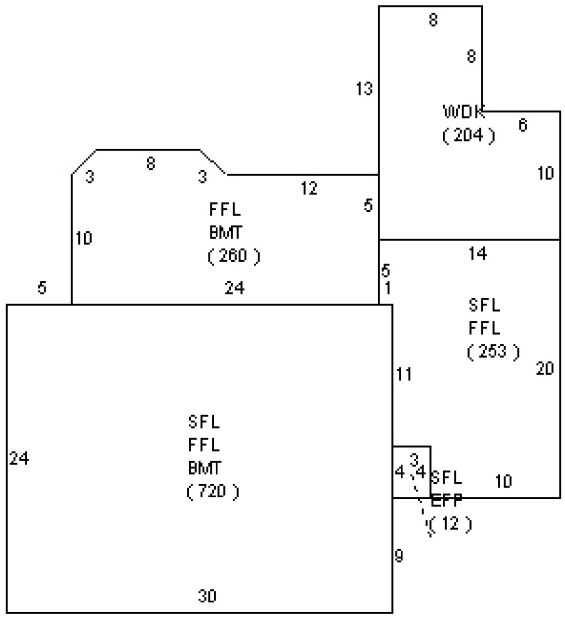
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	160.31
Special Features:	0	Val/Su Net:	126.65
Final Total:	432400	Val/Su SzAd	194.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,233	145.740	179,695
SFL	Second Floor	985	145.740	143,552
BMT	Basement	980	52.250	51,202
WDK	Deck	204	10.880	2,219
EFP	Enclos Porch	12	72.450	869

Net Sketched Area:	3,414	Total:	377,537
Size Ad	2218	Gross Area	3414	FinArea	2512
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0006-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	14X8	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	